

**SKIPPACK TOWNSHIP BOARD OF SUPERVISORS  
DECEMBER 12, 2007 MINUTES**

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**BOARD OF SUPERVISORS**

Mark Marino, Chairman	Present
Mary Beth LaBelle, VC	Absent
William Parkins, Jr.	Present
Jeanene Friel	Present
Timothy Moran	Present

**TOWNSHIP STAFF**

Theodore Locker, Jr., Manager	Present
Jill Zimmerman, Esquire	Present
Timothy Woodrow, PE	Present
Joseph A. Zadlo, Planner	Present

**PUBLIC COMMENT**

Mary Gehman asked questions about the sewer extension on Old Forty Foot Road. Mr. Marino and Mr. Woodrow addressed her concerns.

Adam Lewis complained about the horses behind Monroe Court. There is mud from truck traffic and excessive manure. Mr. Marino addressed his concerns, explaining that even with an ordinance change, they would be grandfathered in. The township will provide contact information for the conservation district or health department to investigate the manure issues.

John Hopkins asked about the status of a zoning amendment for Fairlawn Court with regard to impervious cover and setbacks. Mr. Locker said the draft ordinance needs to be reviewed by staff. Hector Figueroa also spoke on the matter.

Ben Webb gave a brief report on maintenance at the Cholet property, which includes a new furnace, water tank and electrical panel.

Steve Niechielski had concerns about the debris from the demolished dwelling at the intersection of Biltmore on Route 73. He also had questions about the budget and reorganization meetings for the supervisors and the elected auditors. Mr. Locker addressed his concerns.

**I. APPROVAL OF THE NOVEMBER 14, 2007 MINUTES**

MOTION MADE BY MR. MORAN TO APPROVE THE NOVEMBER 14, 2007 MINUTES. MOTION SECONDED BY MS. FRIEL. MR. MARINO ABSTAINED BECAUSE OF HIS ABSENCE. VOTE 3-0-1, MOTION CARRIED.

**II. CORRESPONDENCE**

**A. Elmwood Park Zoo Contribution Request**  
TABLED.

**B. Perkiomen Watershed Conservancy Contribution Request**  
MOTION MADE BY MR. PARKINS TO PAY THE \$100.00 MEMBERSHIP FEE AND \$250.00 MS4 PARTNERSHIP FEE. MOTION SECONDED BY MS. FRIEL. VOTE 4-0, MOTION CARRIED.

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**III. ADMINISTRATIVE ACTIONS**

**A. Treasurer's Report as of November 30, 2007**

MOTION MADE BY MR. MORAN TO APPROVE THE NOVEMBER TREASURER'S REPORT. MOTION SECONDED BY MR. PARKINS. VOTE 4-0, MOTION CARRIED.

**B. Interim Bills Paid on November 27, 2007**

**General Fund = \$42,480.57**

MOTION MADE BY MS. FRIEL TO APPROVE THE INTERIM BILLS PAID ON NOVEMBER 27, 2007. MOTION SECONDED BY MR. MORAN. VOTE 4-0, MOTION CARRIED.

**C. Bills for Payment on December 13, 2007**

**General Fund = \$74,707.43**

**Sewer Fund = \$36,290.42**

**Parks/Open Space = \$13,869.44**

**Wisner Fund = \$ 300.00**

MOTION MADE BY MS. FRIEL TO APPROVE THE BILLS FOR PAYMENT. MOTION SECONDED BY MR. MORAN. VOTE 4-0, MOTION CARRIED.

**IV. REPORTS**

**A. Engineer**

**1. Collegeville Road Sidewalk Project Final Payment = \$4,966.00**

MOTION MADE BY MR. MORAN TO APPROVE FINAL PAYMENT FOR THE COLLEGEVILLE ROAD SIDEWALK PROJECT. MOTION SECONDED BY MS. FRIEL. VOTE 4-0, MOTION CARRIED.

Mary Gehman asked about the township being reimbursed by the Winston's Way developer for the sidewalk extension along their frontage on Collegeville Road. Mr. Woodrow explained that it is part of the development agreement. Settlement is this month so a check should be received soon after.

**B. Solicitor**

**1. Department of General Services Temporary Construction Easement Resolution No. 2007-45**

The easement is necessary to do roadwork at the intersection of Route 73 and Evansburg Road. The agreement is between the township, PA Department of Conservation and Natural Resources, PA Department of General Services and T.H. Properties.

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MOTION MADE BY MR. MORAN TO APPROVE RESOLUTION NO. 2007-45. MOTION SECONDED BY MS. FRIEL. MR. MARINO ABSTAINED. VOTE 3-0-1, MOTION CARRIED.

**C. Planner**

**D. Manager**

**1. Board of Supervisors Reorganization Meeting, January 7 at 7:30 PM**

There will only be one meeting in January.

**2. Elected Auditors Reorganization Meeting, January 8 at 4:30 PM**

**3. Review and Adoption of the 2008 Budget, Resolution No. 2007-46**

Keystone Municipal Services prepared a comprehensive budget packet with charts, graphs and explanations of funds. There will be no tax increase in 2008. There were no questions from the public.

General Fund:	Revenues = \$3,202,840.00	Expenditures = \$2,825,666.00
Open Space Fund:	Revenues = \$2,745,000.00	Expenditures = \$ 942,000.00
Recreation Fund:	Revenues = \$ 220,620.00	Expenditures = \$ 218,000.00
Liquid Fuels Fund:	Revenues = \$ 244,447.00	Expenditures = \$ 220,000.00
Sewer Fund:	Revenues = \$2,008,195.00	Expenditures = \$1,912,700.00

MOTION MADE BY MR. MORAN TO ADOPT THE 2008 BUDGET OUTLINED IN RESOLUTION NO. 2007-46 AND THE OVERVIEW PREPARED BY KEYSTONE MUNICIPAL SERVICES. MOTION SECONDED BY MS. FRIEL. VOTE 4-0, MOTION CARRIED.

**4. Bocce Fee Schedule, Resolution No. 2007-47**

\$15.00 per team; individual fee is \$5.00 for non-township residents.

MOTION MADE BY MR. PARKINS TO APPROVE THE BOCCE FEE SCHEDULE AS OUTLINED IN RESOLUTION NO. 2007-47. MOTION SECONDED BY MS. FRIEL. VOTE 4-0, MOTION CARRIED.

**5. LPVRSAs Rate Increase**

The annual treatment charge will increase from \$98 to \$135 per year. There will be no increase in the township's sewer rates.

MOTION MADE BY MR. PARKINS FOR THE TOWNSHIP TO ABSORB THE LPVRSAs RATE INCREASE. MOTION SECONDED BY MS. FRIEL. VOTE 4-0, MOTION CARRIED.

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**V. OLD BUSINESS**

**A. McGinley Shopping Center Preliminary Land Development Plan**

Bernadette Kearney, Esquire and Zach Ramstead, PE represented the applicant. A brief overview of the plan was given. Access to the site will be on Bridge Road, Route 73 and Cressman Road. A signal will be installed at the intersection of Route 73 and Cressman Road. There will be dedicated turning lanes for the Bridge Road and Route 73 entrances. The overall landscape, streetscape, lighting and building aesthetics will be comparable to Skippack Village. Tenants are not confirmed, so there would be revisiting of the building design as tenants are acquired.

MOTION MADE BY MR. PARKINS TO APPROVE THE PRELIMINARY PLAN FOR THE MCGINLEY SHOPPING CENTER AS OUTLINED IN RESOLUTION NO. 2007-48. MOTION SECONDED BY MR. MORAN. MR. MARINO ABSTAINED. VOTE 3-0-1, MOTION CARRIED.

**B. Cressman Road Center Preliminary Land Development Plan**

Bernadette Kearney, Esquire and Zach Ramstead, PE represented the applicant. The entrance to the site (carwash, bank and restaurant) will be on Cressman Road. The streetscape along Route 73 will mirror that of the shopping center. This is plan was on hold for several years, awaiting the approval of the shopping center.

MOTION MADE BY MR. MORAN TO APPROVE THE PRELIMINARY PLAN FOR THE CRESSMAN ROAD CENTER AS OUTLINED IN RESOLUTION NO. 2007-49. MOTION SECONDED BY MS. FRIEL. VOTE 4-0, MOTION CARRIED.

**VI. NEW BUSINESS**

**A. Biltmore Estates Live/Work Units Preliminary Land Development Plan**

Ben Goldthorpe represented T.H. Properties. The 19 three-story units are situated on lots 138 and 139 and include two well-landscaped public courtyards. The first floor of each unit is 900 to 1,000 square feet of commercial space. The second and third floors are the layout of a 3-bedroom townhouse. Owners of the units would have the option to rent out the commercial space and/or the dwelling portion. There were no issues with the plan.

MOTION MADE BY MR. PARKINS TO APPROVE THE PRELIMINARY AND FINAL PLAN FOR THE BILTMORE ESTATES LIVE WORK UNITS AS OUTLINED IN RESOLUTION NO. 2007-50. MOTION SECONDED BY MS. FRIEL. MR. MARINO ABSTAINED. VOTE 3-0-1, MOTION CARRIED.

**B. Dickey Lot Line Change for 2067 Bridge Road**

The plan conveys approximately 49,127 square feet of land from lot 2 to lot 1. No construction is proposed. There was no objection to the plan.

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MOTION MADE BY MS. FRIEL TO APPROVE THE DICKEY LOT LINE CHANGE AND WAIVERS AS OUTLINED IN RESOLUTION NO. 2007-51. MOTION SECONDED BY MR. MORAN. VOTE 4-0, MOTION CARRIED.

**C. Koaxis, Inc. Preliminary and Final Land Development Plan**

John Riebow presented the plan for lot 1 in the Lucon Business Park. The layout and building size (12,000 square feet) are the same as the former Beclor plan that was approved for this site in 2001. Lighting and signage must be uniform with all the other buildings. There were no objections to the plan.

MOTION MADE BY MR. PARKINS TO APPROVE THE PRELIMINARY AND FINAL PLAN FOR KOAXIS, INC. AS OUTLINED IN RESOLUTION NO. 2007-52. MOTION SECONDED BY MS. FRIEL. VOTE 4-0, MOTION CARRIED.

**D. Skippack Community Center/Sports Complex Update**

Khal Hassan, PE from Pennoni Associates represented the applicant. Grading improvements were made to the plan; the Cressman Road access will be aligned with Annandale Drive; the building was reconfigured to meet the height requirements, additional buffer was added; and the field on the far west side of the site will be coming off of the plan and reserved for future development. The applicant will revisit the planning commission in January.

**VII. ADJOURNMENT**

The meeting was adjourned at 8:48 PM.

*Minutes Approved by the Board of Supervisors on January 7, 2008  
Theodore R. Locker, Jr., Township Manager*